

MILLINGTON PLANNING COMMISSION - MINUTES
CITY HALL CHAMBERS – 7930 NELSON
Monday, June 15, 2020

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

Chairman Chuck Hurt called the meeting to order at 6:0 pm, and roll call was taken to establish a quorum.

Present:

Mayor Terry Jones

Leanna Dagen

Chuck Hurt, Jr.

Brenda Barber

Brett Morgan

Mr. Caruthers, Mr. Park and Mr. Aitken were absent.

A quorum being present, the following proceedings were held:

APPROVE MINUTES

January 21, 2020 and February 17, 2020

Mr. Morgan gave motion to approve; second by Ms. Dagen; unanimous consent to approve.

SIGN DESIGN APPLICATION

U-Pull-It Auto Parts – 7718 Raleigh-Millington Road

The Planning Commission recently approved a 48 sq. ft sign for the front of this business, and they are now requesting an unlit individually mounted letters sign on the south side of the new building. The business has more than enough building frontage to qualify for the maximum signage of 200 sq. ft. for corner lots. They are requesting a 120 sq. ft. sign (8" by 45'3") and it is recommended for approval.

Motion to approve by Mr. Dagen; second by Mr. Morgan; unanimous consent to approve.

Allison's Alcove, LLC – 8323 US Highway 51 N

This business is requesting to relocate their 96 sq. ft (6' x 16') unlit sign from their current location to this new location. In addition, they are requesting approval of a new sign on the south gable with "Shops at Allison's" located under the existing down lights. This sign is 3.5' by 11' or 38.5 sq. ft. The total signage for this primary business of the property 134.5 sq. ft. and they are entitled to 300 sq. foot of signage. Only two signs are permitted per primary business. These two signs are recommended for approval.

Other businesses will also occupy this building and they will have to have dedicated building frontage and all signage will have to be within the maximum signage permitted of 300 sq. ft. In addition, the existing pylon sign is an illegal nonconforming sign to the ordinance and should be removed. Motion to approve by Mr. Morgan; second by Ms. Dagen; unanimous consent to approve.

SP National Management, LLC – 8323 US Highway 51 N

This business is leasing the lumber portion of the building and is a mattress storage warehouse. They are requesting a 32 sq. ft. sign on the north gable of the building. This aluminum 4' by 8' sign will be located under existing down lights. Motion to approve by Mr. Hurt; second by Ms. Barber; unanimous vote to approve.

Red House (formerly Grand Buffet) – 7954 US Highway 51 N

This business has installed new signs without approval or a permit. They have subsequently applied for a permit. They have wrapped the existing pole sign and have replaced the building sign with a giant red crab that extends beyond the roof. They have also installed an electronic reader board with changeable copy that does not conform to the ordinance. In addition, this site has a large pole sign that needs to be removed. It is recommended that the signs for this business be rejected, and that these signs and the vacant pole sign be removed. Mr. Morgan made motion to reject the signs; second by Ms. Barber; unanimous consent to reject.

Vascular Vein Institute of the South – 8081 US Highway 51 N

This building has been sold and they are removing the two existing building signs. They are applying for a new pylon sign and a building sign. The pylon sign will be 5' by 10' or 50 sq. ft. and the building sign 4' by 7.5' or 30 sq. ft. The building has over 100' of frontage and is entitled to the maximum of 150 sq. ft. of signage, the request is for a total of 80 sq. ft. The internally lit pylon sign is 20' in height and 10' wide. The pylon is required to be 2.5' wide. They are creating a new grass area for the sign. The building sign is an unlit aluminum. These two signs are recommended for approval with the condition that it is confirmed that the pylon is 2.5' wide or greater. Motion to approve by Ms. Dagen; second by Ms. Barber; unanimous consent to approve.

REZONINGS

Commerce Place – northeast corner of Highway 51 and Highway 385

This property is located at the northeast corner of Hwy 51 and Highway 385. It was originally intended to be a part of the Resiliency project, but the owner and the County agreed to leave out the two parcels that front on Hwy 51. The bulk of the property is currently zoned A, agriculture with a FP floodplain overlay. The northern tip of the lot 1 is zoned FW, floodway. The requested zoning is that the A, agriculture zoned portions of both lots be rezoned to B-2, general commercial for these two parcels. The FW on lot 1 will remain with no change. The County will be building a Road from Hwy 51 through this property into the park portion of the Resiliency project that will be maintained and operated by the City of Millington. The two lots that front on Hwy 51 are planned to be used for commercial. Property to the West across Hwy 51 and to the North across Big Creek are zoned B-2 commercial. The rezoning of these two parcels to B-2 would be consistent with the surrounding zoning and is recommended for approval. The Floodplain overlay zoning would remain in place until such time that the property was filled to an elevation above the 100-year floodplain in accordance with the Federal Emergency Management Agency requirements. The FW, floodway zoning will remain unchanged. The rezoning is recommended for approval. Mr. Morgan recused himself from the vote; Ms. Dagen made motion to approve; second by Ms. Barber; unanimous vote to approve.

4771 Easley Street

This property is an office building that has been vacant for a number of years. The property is zoned O, office and it is surrounded by properties to the East and West and North across Easley zoned office. The property to the rear of 4771 Easley is zoned in the R-1 single family classification. The applicant is requesting at this property be rezoned to R-1 single family residential zoning. It is his intention to convert this office building to a residence. The applicant has been made aware that even if the rezoning to residential is approved, he will still have to submit plans to the City for the conversion of this structure to residential in accordance with the building codes. In addition, he will be required to remove some of the excessive paving on the lot. The maximum lot coverage in R-1 is 30% and this lot contains 17,808 sq. ft. of area and the maximum coverage would be 5,342 sq. ft of buildings and paving. It appears that at least 90% of the lot is paved or under the building. The assessor lists this building at 2,487 sq. ft. and this will

leave only 2,495 sq. ft for paved area. Any paving in excess of the maximum must be removed. The requested zoning is adjacent to R-1 zoning to the south, so it is not a spot zoning, but it will not represent a normal zoning pattern.

There are concerns about the structural condition of the building, the basement has flooded on several occasions and substantial renovations have been made to the structure. Mold may be an issue in the structure. The City staff does not support the continuation of this building and recommends that the rezoning be rejected.

The applicant has a contract on this property with the contingency that it can be rezoned. He brought his engineer who believed that the water issue in the basement could be fixed but didn't have a clear idea of what would be involved in fixing it. The engineer has not been in the business. Mr. Goforth also stated that the previous owner had done a major amount of work inside the building without permits. Chief Graves said the City has been trying to work with the current owner to get this problem rectified and cleaned up, but the amount to repair is greater than 50% of the value of the building, so it is his recommendation the building be demolished, and the lot be used for a more suitable purpose. Based on the evidence that had been presented, Mr. Morgan made motion to deny the rezoning to residential; second by Mr. Hurt; unanimous vote to deny rezoning.

OTHER BUSINESS (as Necessary)

None.

There being no further business, the meeting was adjourned at 6:33 pm.
These minutes are approved as of August 17, 2020.

Chuck Hurt, Jr., Chairman

Karen Findley, City Clerk